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Schedules- Part 6 & 7

PART 6—Structural Fire Precautions

Sub-Part I—Fire Precautions for types of classes of building

56. In this Part unless the context otherwise requires—

"basement storey" means a storey which is below the ground storey;
 "compartment" means the part of a building separated from other parts of the building by compartment walls and/ or floors and includes in some circumstances the roof space above the top storey if the storey is a compartment; "cubic capacity" means the cubic capacity of building or compartment measured within the inner surfaces of the enclosing wall and the upper surface of the lowest floor of the building or compartment and where the building or compartment has no enclosing wall the measurement shall be taken from the outer edge of the floor and shall include the space occupied by walls, shafts, ducts etc;"door" includes any shutter, cover or other form of protection to an opening in any wall or floor of a building or in the structure surrounding a protected shaft;"elements of a structure" includes the structural frame of a building and any beam or column, a floor and a compartment floor, external walls, separating walls, compartment walls, the structure enclosing a protected shaft, loadbearing walls or the load-bearing part of a wall and a gallery, all of which must possess a degree of fire resistance.

"Fire stop" means a barrier or seal which would prevent or retard the passage of smoke or flame within a cavity or around a pipe or duct where it passes through a wall or floor or at a junction between elements of structure;"separating wall" means a wall or part of a wall which is common to two adjoining buildings. Every building or compartment shall, according to its use or Designation intended use, be classified as falling within one of the purpose groups of purpose set out in Table A provided in Part 1 of Schedule 7 to these Regulations and the rules specified in the Schedule shall apply. Where a building is divided into compartments and used or intended to be used for different purposes, the classification of each compartment shall be determined separately. In any building which exceeds 28 metres in height, any floor which separates one storey from another storey, other than a floor which is within a maisonette; or above the ground storey but of a height not exceeding 9 metres above adjoining ground, shall be constructed as a compartment floor.

The following walls and floors shall be constructed as compartment walls or compartment floors—

1. any floor in a building of purpose group II Table A in Schedule 7;
2. any wall or floor separating a flat or maisonette from any other part of the same building;
3. any wall or floor separating part of a building from any other part of the same building which is used or intended to be used mainly for a purpose falling within a different purpose group in Table B in Schedule 7 to these Regulations;
4. any floor immediately over a basement storey if the storey—
5. forms part of a building of purpose group I which has three or more storeys or a building or compartment of purpose group III or V of Table A in Schedule 7; and
6. has an area exceeding 100m²

The dimensions specified in Table B in Schedule 7 to these Regulations shall apply to the purpose groups as indicated respectively. The rules of building measurements provided in Schedule 7 Part II shall apply for the purposes of these Regulations. Every element of structure shall be so constructed as to have fire resistance for not less than the relevant period specified in Table A in Schedule 8 to these Regulations having regard to the purpose group of the building of which it forms part and the dimensions specified. The rules specified in the Schedule shall apply as indicated in the Schedule. Separating walls shall normally not be perforated and shall form a complete vertical separation between any buildings separated, including any roof space in it. The passage of a pipe may be allowed, if the pipe—is not a flue; and has a diameter not exceeding 25mm, if it is made of combustible material or 150mm, if it is made of non-combustible material and is fire-stopped where it passes through the wall; or has an opening in a separating wall which is necessary as a means of escape from fire, if the opening is fitted with a fire resisting door not less than the period required for the separating wall.

This regulation shall apply to any door which is required by Fire-resisting the provisions of this Part to have fire resistance. All doors subject to this regulation shall have fire resistance of not less than half an hour. Any door fitted in an opening in a protecting structure may consist of single or double leaf door which swings in one or both directions and where it has rebated meeting stiles shall—have fire resistance of more than half an hour; or have fire resistance of not less than half an hour if the door opens into a hall, lobby or corridor enclosed by walls or partitions. Any door to which this regulation applies shall be fitted with an automatic self-closing device either actuated by fusible link or without such a link, but this paragraph does not include the use of rising butt hinges. Hinges shall be made of either non-combustible

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material or combustible material that has a melting point of not less than 800°C. Notwithstanding the requirements of regulation 61, the following may be accepted for a door in lift shafts—a door with a fire resistance of not less than half an hour in lift shafts, provided with an opening into another door which is fitted with an automatic self-closing device actuated by a fusible link; or a door in a compartment wall which is one of two openings provided at the same level to allow access to a lift from different sides; and has a fire resistance for a period of not less than that prescribed by the relevant provisions of this Part for the structure surrounding the opening.

"Automatic self-closing device" mentioned in subregulation of this regulation does not include rising butt hinges. Any door specified in this regulation shall, if exposed to test by fire in accordance with section 3 of BS 476: Part 1: 1953, satisfy the requirements of that test, when fitted in its frame, as to freedom from collapse and resistance to passage of flame for the period prescribed by sub-regulation 61 as the case may be but with no minimum period in respect of insulation. Every stairway, including any landing of it which forms part of a building shall, whether the stairway is internal or external, be constructed of non-combustible materials except—an internal stairway which is situated—within a maisonette; or within any storey which comprises elements of structure for which the fire resistance required by this Part is less than one hour; or within the ground storey or an upper storey of a building or part of purpose group III in Table A Schedule 7 Part I which consists of flats or maisonettes if that building has not more than three storeys or that part is separated as described in regulation 60 and has not more than three storeys; or within a building or compartment of purpose group V but not within a protected shaft; or an external stairway which is situated between the ground and a floor or flat roof, the level of which, at the head of the stairway, is not more than 6m above the finished surface of the ground adjoining the foot of the stairway; except that nothing in this paragraph shall prohibit the addition of any combustible material to the upper surface of any stairway or landing.

In any building of purpose group I of Table A in Schedule 7 Part I which has three or more storeys, any internal stairway, including any hall or landing associated with it and any part of a floor which affords passage between flights of the stairway, shall be separated from all other parts of the building by structure that complies with the following requirements—the structure shall have fire resistance for not less than the minimum period required by this regulation for elements of structure forming part of the storey in which it is situated; and any opening in the structure which gives access to a habitable room or kitchen shall be fitted with a door which has fire resistance of not less than half an hour and complies with regulation 61. This regulation deals with the resistance of materials and elements of structure to serious damage and weakening by fire. The matters specified in columns 2,3,4 and 5 of Table B in Schedule 8 shall apply to the purpose group of building or compartment specified in column I of the Table in relation to them.

Roofs are required to have covering of a minimum degree of Roofs, resistance to external heat, in given circumstances as designated in Ghana Standards Code of Practice or B.S.476 Part 1 1953. Any part of a roof which is covered with thatch or wood shingles shall be not less than 6m from any point on a boundary. The following provisions shall apply to any garage or work- Small garages, shop which has a floor area not exceeding 40m². Where the garage or workshop is a separate building and —is not less than 2m from any boundary or any house within the boundary; or being less than 2m from any boundary it complies with the requirements of regulation 59; or being less than 2m from any house within the boundary complies with regulation 65(1) it shall not be required to comply with any provision in this Part except regulation 65 and any other provisions expressly referred to in this Part.

A garage which is less than 2m from any boundary shall be so constructed that any part of an external wall which is less than 2m from the boundary is externally non-combustible and the walls of the garage have an internal surface which complies with the requirements for Class 0 specified in the Table B of Schedule 8 to these Regulations.

Sub-Part II—Means of Escape

This sub-part relates to requirements for the provision of General, unobstructed escape from within a building by way of definite routes (exit ways, corridors and stairs) to a street or an open space or to an adjoining building or roof from which access to the street may be obtained and applies to all buildings in which members of the public may assemble. Private houses to which members of the public are admitted occasionally or exceptionally may be excepted provided that openings such as windows are not burglary-proofed as to obstruct escape from the house in case of fire and where burglary-proof is used in such openings, habitable rooms shall be provided with adequate exits to facilitate escape in case of fire outbreak. In addition to the requirements of this sub-part, a District Planning Authority may before granting a building permit, require the provision of additional means of escape in the building plans. Dwelling houses occupied by more than one family shall have adequate means of escape. Alternative means of escape in tall residential buildings may be by the provision of open balconies, or by close planning around a single fire-resisting staircase to which there is direct access from each floor through an individual ventilated lobby or through a common cross-ventilated lobby.

Buildings for public entertainment shall have comprehensive fire escape systems with the number and position of exits and stairways related adequately to the size of audience and the particular fire risk involved such as the use of theatre scenery or film projection.

- Projection rooms in cinema theatres shall—
- be well ventilated;
- have direct access to the open air; and
- have secondary means of escape provided to both projection and rewinding rooms which can be via one or other of the rooms.

Large single storey buildings shall be provided with perimeter exits at sufficiently

frequent intervals of thirty metres between exit staircases, and the gangways leading to them must at all times be kept clear of obstructions. Where inflammable materials such as celluloid, petrol, oil or spirit are stored, adequate provisions must be made to isolate the spaces where possible and where these materials have to be stored within the body of the premises, fire fighting appliances shall be provided and located to the satisfaction of the District Planning Authority and regulation 58 shall apply. Solid and oil boiler rooms, electrical intake, transformer and switch rooms, if large, must be provided with secondary means of escape. Oil fuel boiler rooms and transformer rooms shall be approached only from the open air, but where complete separation is impossible from the open air, approach from the remainder of the building must be through a ventilated lobby.

Exits shall be provided from every floor except for mezzanines that are not enclosed and are of size permitted to have single exit, mezzanines shall be provided with exits on the same basis as required for floor areas in this Part. An access to an exit shall be provided from every room intended for occupancy and from every podium, terrace, platform or contained open space. Where a room is intended for an occupant load of more than 60 persons, at least two separate means of escape shall be provided from the room to stairs designed to conform with the requirements for exit stairs and shall be located remote from each other.

Exits may consist of doorways, passage ways, ramps, stairways, horizontal exits and escalators provided that where escalators are used as required exit, they shall be capable of moving only in direction of escape. Lifts or windows shall not be considered as being part of a required means of escape.

This provision applies to every means of escape except exits that serve not more than one dwelling unit and access to exits within dwelling units. The occupant load of floor areas or part of floor areas used in determining the minimum required width of means of escape shall be the number of persons for whom the areas are designed but not fewer than that determined under Table C provided in Schedule 7. Except as provided in regulation 72 the width of an exit corridor shall be at least 1150mm and the width of other exits at least 915mm unless greater widths are required because of the occupant load. In computing the exit width on the basis of the occupant load, the minimum aggregate width of exterior doors shall be one unit (see sub-regulation of this regulation) per 90 persons, and the minimum aggregate width of other exits shall be one unit per 30 persons for residential occupancies and one unit per 60 persons for other occupancies. Except as provided in regulation the minimum width of a doorway, corridor or passageway in an access to exit shall be a unit (see regulation of this regulation) per 90 persons but in no case shall the minimum width of a public exit be less than 1150mm. The Table C specified in Schedule 7 to these Regulations shall be used to determine the minimum area per person in calculating occupant load.

Occupant load shall be based on two persons per bedroom or sleeping area. Except as provided in regulation 72 the minimum width of a stairway or ramp in an access to exit shall be 1 unit per 60 persons. The units of exit width for the purposes of regulation to shall be determined by dividing the width (in mm) of exit by 560 and where—the remainder is less than 300mm, it shall not be considered as contributing to the number of units; or the remainder is 300mm or more, it shall be considered as contributing 74 unit of exit width in the case of stairs and 7, unit of exit in the case of other exit facilities.

Where an exit serves more than 1 floor area, the aggregate width of the exit need not be cumulative from floor to floor except that where exits from above or below converge at an intermediate level, the width beyond the convergence in the direction of exit travel shall not be less than the aggregate required width of the converging exits. Except as provided in sub-regulation (10) of this regulation and in regulation 72 the minimum height of exits and corridors which provide access to exits shall be 2.13m.

Sub-Part III—Obstructions and Hazards in Means of Escape

This sub-part applies to obstructions and hazards in every means of escape except those within a dwelling unit or serving not less than 1 dwelling unit. Where a public corridor contains an occupancy, the occupancy shall not reduce the unobstructed width of the corridor to a dimension less than the required width of the corridor. In any mercantile occupancy, no obstruction such as posts or turnstiles shall be placed so as to restrict the width of a normal means of escape from a floor area or part of a floor area to less than 760mm unless an alternative means of escape is provided adjacent to and is plainly visible from the restricted escape. No mirror shall be placed in or adjacent to any exit which might confuse the direction of exit, and no mirror or draperies shall be placed on or over exit doors.

Fuel-fired appliances shall not be installed in an exit or corridor serving as an access to exit. Service rooms containing equipment subject to possible explosion and refrigerating and transformer equipment shall not be located near or under exits required under this Part. This regulation applies to all doors in a means of escape except exterior doors serving not more than 1 dwelling unit unless otherwise stated in this sub-part. Exit doors shall not decrease the required exit width by more than 50mm out of every 560mm of exit and where such doors lead out of stairs or ramps in the direction of exit travel, they shall not be less than $\frac{1}{4}$ of the width of the stairs or ramps. Doors in their swing shall not reduce the effective width of exit stairs or landings to less than 760mm nor shall they reduce the effective width of an exit passageway to less than the width required under this Part. No door closer or other device shall be installed in an exit in such a manner as to reduce the head room clearance to less than 2000mm.

An exit door or a door that opens to or is located in the public corridor or other facility providing access to exit from individually rented rooms, suite of rooms or dwelling units shall not be less than 2030mm in height. Except as required in regulation and such doors shall be at least 813mm in width when only 1 door leaf is provided in the width of an opening. The width of an individual door leaf shall not exceed 1.22m in such opening. Every door that opens onto a corridor or other facility that provides access to exit from a room or suite of rooms where the room or suite of rooms is

used or intended for use by more than 60 persons, and every door that is located within a corridor that is required to be separated from the remainder of the floor area by a fire separation shall swing on a vertical axis in the direction of exit travel and shall not open onto a step.

Where an exit door opens onto a landing, the landing shall be not less than 305mm wider and shall be longer than the width of the door. Such doors either in the open or closed position shall be not closer than 305mm to the nearest riser. Every required exit door including exit door serving not more than one dwelling unit shall swing on a vertical axis. Such a door shall open in the direction of exit travel except that a door serving not more than one dwelling unit may swing inward. Revolving doors used as exits shall be of an approved collapsible type, and shall be permitted only at ground floor level away from the foot of any stairway. Not more than 'A, unit of exit width may be assumed for such doors and swing doors shall be provided adjacent to such doors.

Except for hotels and motels, doors opening into a public corridor which provides access to exit from individually owned or rented rooms, suites of rooms or dwelling units shall be designed not to lock automatically when such doors are required to be fitted with automatic self-closing devices. Except as provided in subregulation and of this regulation, at least 2 exits shall be provided from every storey space so that the travel distance to the nearest exit shall not be greater than 3810mm in the case of business and personal services occupancies and 3050mm for all other occupancies. For the purpose of this regulation, travel distance means the distance from any point in the floor area to an exit measured along the path of exit travel, except that where a floor area is subdivided into individually owned or rented rooms, suites of rooms or dwelling units, and is served by a corridor required to provide a fire separation from adjacent rooms, suites of rooms or dwelling units or by an exterior passageway, the travel distance shall be measured from the door of the rooms, suites of rooms or dwelling units to the nearest exit.

Not more than 7, the required exits from a floor area may be horizontal exits. Where more than one exit is required from a floor area, each exit shall be considered as contributing not more than 7, the required units of exit width. Where more than one exit is required from a floor area, at least 2 exits shall be independent of each other and be placed remote from each other along the path of travel between them, the maximum distance permitted under this provision being 30 metres between exits. In buildings of one and two storeys in height, a single exit is permitted from each storey provided the floor area and travel distance requirements conform with Table D in Schedule 7. A dwelling unit with more than one storey shall have an exit or doorway opening onto a public access from each of its top and bottom storeys except that a single exit is permitted from a dwelling unit provided the exit is an exterior door leading directly from a storey of the dwelling unit at or near grade. The floor level of the uppermost storey of such dwelling unit shall not be more than 6100mm above the floor level of the storey containing the exit. Not more than one exit from a floor area above or below the main entrance lobby shall lead through the lobby. The lobby shall be not more than 4570mm above grade, and the path of travel through the lobby shall not exceed 1525mm.

The lobby shall conform in all respects with the requirements for exits, except that rooms other than garbage rooms, boiler rooms and rooms containing a residential occupancy may open directly onto such lobby. This regulation applies to all exits except those serving one dwelling unit or less. Exits shall be located so as to be clearly visible or their locations shall be clearly indicated. Except for the main entrance door to a building, every exit in a 3-storey building with an occupancy load greater than 150, shall have an exit sign written over it. Exit direction signs shall be placed in corridors and passageways where necessary to indicate the direction of exit travel; shall be installed so as to be visible from the exit approach and shall—have the word "EXIT" in red letters on a contrasting background or white letters on a red background when the sign is internally lighted; and have white letters on a red background or red letters on a white background when the sign is externally lighted; have lettering that are made with at least 20mm-wide strokes; and be at least 150mm high when the sign is externally lighted, and at least 115mm high when the sign is internally lighted.

No building shall be used for any of the purposes classified in Part XIX of these Regulations unless inspected and issued with a certificate of safety by the District Planning Authority and by any other authority charged with any responsibility for the purpose; and the certificate shall be renewable after such period as may be stipulated. The cost of inspection and certification shall be borne by the owner in accordance with a fixed rate of charge determined by the District Assembly or such other authority.

PART 7—Access Accommodation

The design and construction of verandahs and balconies shall verandahs comply with Part V of these Regulations. No verandah shall be less than 1.5m wide nor less than 10m² in area and every verandah shall have permanent openings to the external air equal to two-thirds of the floor area. Overhanging balconies supported by brackets or cantilevers shall be constructed of approved material which is fire resistant and proof against rot and rust and shall be built so as not to project over any street or lane except with the approval in writing of the District Planning Authority. The maximum projection beyond the face of the wall from which the balcony projects shall not exceed 1.20 metres unless adequate structural calculations are provided in support of the design.

The design and construction of corridors shall comply with Part V of these Regulations. The width of a corridor shall not be less than 1050mm. All corridors shall be efficiently lighted and ventilated either by one or more openings into the external air in which case no part of any corridor shall be more than 9000mm from any such opening or by approved systems of artificial ventilation and lighting. The designs and construction of staircases shall comply with.

Part V of these Regulations

Every flight of stairs in any staircase shall be properly constructed of approved materials and shall be securely fixed, shall be of adequate strength, and where exposed to the weather, shall be constructed of rot-proof material. Where a staircase is constructed in a verandah or corridor the passage left at the side of the stairs shall be not less than 1050mm wide in the clear. Every staircase which is not part of a public building shall be not less than 900mm wide in the clear with risers of not more than 190mm and treads of not less than 215mm exclusive of nosing. Landings shall be of a depth of not less than the width of the stairs and shall be provided at intervals of not more than 3600mm vertical rise of the stairs. Handrails, newels and balusters adequately designed and properly constructed shall be provided and shall be to the satisfaction of the District Planning Authority.

Any flight of steps in a private or common stairway with an aggregate rise of more than 600mm shall have a continuous handrail fixed securely at a height of not less than 840mm and not more than one metre measured vertically above the pitch line as follows—on each side of the stairway, if the least width of the stairway is one metre or more; or on one side of the stairway, in any other case. A clearance of at least 30mm shall be provided between each handrail and the wall to which it is fastened and handrails shall be so constructed that there is no obstruction on or above the handrails to break a handhold. Handrails and stair stringers shall not project more than 100mm into the required width of a stairway. No staircase shall be closed by trap doors. There shall be a level area unobstructed by the swing of a door at the head of every staircase the dimension of which shall not be less than the width of the staircase in any direction.

In buildings of three or more storeys there shall be at least two staircases from the ground to every timber floor exceeding 100m² in clear area and to every concrete floor exceeding 150m² in clear area. Where two or more staircases are provided in a building their position shall be fixed to the satisfaction of the District Planning Authority. Builders' works in lift shafts, hoists and escalators shall comply with Part V of these Regulations. The construction, inspection, maintenance and operation of passenger and service lifts and hoists shall comply with the recommendations of—British Standard Code of Practice C.P. 407/101: Electric Lifts for Passengers and Goods Service and the provisions of the British Standard 2655: "electric Lifts", in the case of electrically operated lifts; or British Standard Code of Practice C.P.407/301: "Hand Power Lifts for Passengers and Goods Service", in the case of hand operated lifts.

Land operated passenger lifts shall not be installed to serve more than two floors. Continuous passenger lifts of the paternoster type shall only be permitted with the written approval of the District Planning Authority. Lifts, hoists and escalators shall not be considered as means of exit and the requisite number of staircases shall be provided in addition and in accordance with Part V of these Regulations. In any residential building of more than four storeys in height Passenger there shall be provided such passenger lifts as may be necessary to give access from the ground floor of that building to each floor on which the entrance of any residence is situated and every residence or flat shall have access to the lifts from the floor on which its entrance is situated. In buildings with one staircase the lift shaft shall not be sited within the staircase enclosure and the lift shaft shall be wholly enclosed in fire resisting materials of not less than 75mm in thickness; and solid wooden or metal doors of fire resisting construction and vision panels in it shall be fire-resisting.

In buildings with two or more staircases lift shafts may be within the staircase enclosure provided that each staircase is available to all occupants of the building. Lifts within staircase wells may be enclosed with metal grilles and collapsible gates provided that the machine room is above the lift shaft. Enclosed lift shafts shall be provided with a vent to the open air. Lift shafts shall not contain any service other than that concerned with the operation of the lift and no room, passage or corridor shall be erected under a lift shaft or have access to such shaft. Landing gates of the close picket type shall be used only for service and goods lifts and shall comply with the British Standard 2655. Machine rooms for lifts shall be fully enclosed with non-combustible materials and shall be situated above the lift shaft unless written approval of the District Planning Authority is obtained for their being sited elsewhere.

Escalators shall not be less than 600mm and not more than 1200mm in width measured between balustrades and shall have horizontal tread formation: and the maximum angle or inclination of the escalator with the horizontal shall be 30 degrees. All escalators shall have a solid balustrade on both sides and each balustrade shall be equipped with a handrail that moves at the same speed as the escalator. An emergency stop button or other type of switch accessible to the public shall be conspicuously located at the top and bottom of each escalator flight. Escalators shall be constructed with non-combustible material. Machine rooms for escalators shall be fully enclosed with non-combustible material. Every exterior landing, porch and balcony, mezzanine, gallery, raised walkway, roof or other external area to which access is provided other than for maintenance purposes shall be protected by guardrails on all open sides where the difference in elevation between adjacent levels exceeds 600mm.

Every private stairway or common stairway shall be guarded on each side by a wall or be protected by guardrails extending to a height of not less than 840mm measured vertically above the pitch lines. Except as provided in Part V of these Regulations, all guards including those for balconies shall be at least 1.1m in height (1100mm in height). A guard rail to a landing or similar space that forms part of a stairway shall be at least 900mm in height in the case of a private stairway or 1100mm in height in the case of a public stairway. An opening through a guard on a balcony or an exit stair, except an exit stair serving not more than one dwelling unit, shall be of such a size as to prevent the passage of a spherical object with a diameter of 100mm in residential occupancies and 200mm in other occupancies, unless it can be shown to the satisfaction of the District Planning Authority that the location and size of the openings which exceed the limit do not represent a hazard. Guards

around exterior balconies of buildings of residential occupancies shall be designed so that no member, attachment or opening located between 100mm and 1100mm above the balcony floor will facilitate climbing.

SCHEDULE 6 - Regulation

Rules for Satisfying Requirements as to Structural Stability of Certain Walls. Interpretation of this Schedule - In this Schedule—

"base", in relation to a wall, means the underside or the part of the wall which immediately rests upon the footings or foundation or other structure by which the wall is carried; "buttressing wall" means a wall including a return wall, which affords lateral support to any other wall (hereafter in this Schedule referred to as "the supported wall") and which—from its junction with the supported wall measures at any level not less than two and a half times its thickness; or 550mm or one sixth of its height measured from any level to the top whichever is greater; and has no opening or recess (other than an opening or recess not exceeding 0.62m² in area) nearer to the point of junction; with the supported wall being a distance of not less than two and a half times its thickness or 550mm whichever is the greater; and is constructed of bricks or blocks which comply with rule 4 of this Schedule and are properly bonded and solidly put together with mortar; or of stone flints clunches of bricks or other burnt or vitrified material, laid otherwise than in horizontal beds or courses and jointed in mortar; and is bonded or otherwise securely tied to the supported wall; and if it is an internal load bearing wall to which rule 9 of this Schedule relates, complies with the requirements of that rule, or, in any other case, has a thickness of at least one half of that prescribed in respect of the supported wall by rule 7 or 8 except that the thickness of the wall shall be not less than—75mm, if it forms part of a house and the supported wall does not as a whole exceed 6m in height and 10m in length; or 100mm, in any other case;"separating wall" means a wall or part of a wall which is common to two adjoining buildings.

Application of Rules

The rules in this Schedule apply to any wall of a type described in the Schedule which—forms part of any storey of a building other than a basement storey; and is constructed of bricks or blocks which comply with rule 4 and are properly bonded and solidly put together with mortar, or is constructed of stone, flints, clunches of bricks or other burnt or vitrified material laid otherwise than in horizontal beds or courses and jointed in mortar; and has at each end either a pier, buttress, buttressing wall or chimney (except in the case of a wall to which rule 13 relates and which is less than 2.5m in height and length).

Loading

Load carried by a wall to which this Schedule applies shall be properly distributed.

Strength of Bricks or Blocks

Bricks or blocks used in any wall to which this Schedule applies (other than a wall constructed in accordance with rules 7 or 8 shall—have an aggregate volume of solid material of not less than 50% of the total volume of the brick or block, calculated from its overall dimensions; and where the wall is a wall of a house of one or two storeys or of a building of one or two storeys which is divided into flats, have a resistance to crushing of not less than 2.75N per square millimetre of gross horizontal area; or where the wall is a wall of any other building, have a resistance to crushing of not less than—10 N/mm², if the bricks are solid; or (ii) 5 N per square millimetre of gross horizontal area, if the bricks or blocks are hollow.

For the purposes of this rule—a brick or block shall be considered to be—solid if the aggregate volume of solid material is not less than 75% of the total volume of the brick or block, calculated from the overall dimensions; or hollow if the aggregate volume of solid material is less than 75% of the total volume of the brick or block, calculated from the overall dimensions; (b) aerated concrete and concrete made with light-weight aggregate shall be considered as solid material. Rules for measuring height of storeys and height of wall. For the purposes of these Regulations the height of a storey or wall shall be measured in accordance with this rule. The height of the ground storey of a building shall be measured from the base of the wall, and the weight of an upper storey from the level of the underside of the floor of that storey in each case to the level of the underside of the floor next above it or, if there is no such floor, then to the top of the wall, or, in a storey comprising a gable, to have the height of the gable.

The height of—a separating wall comprising a gable shall be measured from its base to the base of the gable; and any other wall comprising a gable shall be measured from its base to have the height of the gable and to the highest part excluding any parapet which does not exceed 1.2m in height.

Rules for Measuring Length of Walls

For the purposes of these Regulations, the length of a wall shall be measured in accordance with this rule. A wall shall be considered to be divided into distinct lengths by piers, buttresses, chimneys or buttressing walls, and may be of any of the following—a pier or buttress which—extends upwards from the base of the wall to within a distance from the top of the wall equal to three times the least thickness of the wall; projects at any level from the wall to a distance of not less than twice the thickness of the wall at that level; has a horizontal sectional area at any level (excluding that portion of the wall bonded to, or within the pier or buttress, of not less than that of a pier or buttress of projection) and width equal to twice the thickness of the wall at that level; has a width of not less than 200mm; a chimney which has a horizontal sectional area, excluding any fire place opening or flue, of not less than the area required for a pier or buttress, and an overall thickness of not less than twice the thickness of the wall it divides; a buttressing wall as defined in rule 2(2).

Any measurement of length of a wall shall be made from the centre of the pier, buttress, chimney or buttressing wall. Thickness of certain external walls and separating walls. This rule shall apply to any external wall or separating wall which—forms part of—a building of one storey; or a building of two storeys or more, if the imposed load on each floor above the ground storey when determined in accordance

with the provisions of regulation 35 is less than 3KN/ m²; and does not exceed 12m in height.

Subject to rules 10 to 17, the thickness of any such external wall or separating wall constructed of bricks or blocks shall be not less than that specified in column of the Table to this rule according to its height and length. In addition, the thickness of a wall, in any storey, for not less than one quarter of the length of that wall shall be not less than one sixteenth part of the height of that storey; except that—if any part of the wall is of a thickness of less than one sixteenth part of the height of the storey, those parts of the wall which are of the thickness required by this paragraph shall be distributed safely in order to carry the loads transmitted to the wall; and the thickness of the wall beneath that storey shall be not less than the thickness of that part of the wall which it supports.

In the case of a wall constructed of stone, flints, clunches of bricks or other burnt or vitrified material, the thickness of the wall shall be not less than one third the thickness required by this rule for a wall of bricks or blocks. Thickness of certain other external walls and separating walls This rule shall apply to any external wall and separating wall which—forms part of a building other than a building described in rule 7(1 and does not exceed 12m in height; and has a height given in column 1 of the Table to this rule, which does not exceed in length the length given in column

2 for a wall of that height. Subject to rules 10,11 and 13 to 17, the thickness of any such external wall or separating wall constructed of bricks or blocks shall, at any level, be not less than 300mm; except that, unless otherwise provided, the wall of the topmost storey of the building shall have a thickness of not less than 200mm. In addition, the thickness of the intermediate parts of the wall between the base and 5m below the top shall be not less than the thickness which would be obtained if the wall were to be built solidly throughout the space between straight lines drawn on each side joining the thickness at the base to the thickness at 5m below the top.

No offsets shall be made in the wall between its base and top except at the level of lateral supports. In addition, the thickness of the wall in any storey, for not less than one quarter of the length of that wall, shall be not less than one fourteenth apart of the height of that storey, except that—if any part of the wall has a thickness of less than one fourteenth part of the height of the storey, those parts of the wall which are of the thickness required by this paragraph shall be so distributed as to safely carry the loads transmitted to the wall; and the thickness of the wall beneath that storey shall be not less than the thickness of that part of the wall which it supports.

In the case of a wall constructed of stone, flints or clunches of bricks or other burnt or vitrified material, the thickness of the wall shall be not less than one and one third the thickness required by this rule for a wall constructed of bricks or blocks.

Thickness of certain internal loadbearing walls. Any internal loadbearing wall, not being a separating wall, or a wall within a dwelling with one or two storeys, shall have a thickness of not less than half the thickness required by rule 7 or 8 for an external wall or separating wall of the same height but twice the length. Thickness of certain external walls and separating walls of pier construction Subject to rule 12, if an external wall or a separating wall is built with piers distributed throughout its length, and with a pier at each end, the mean thickness of the wall (that is the horizontal sectional area of the wall and piers divided by the length of the wall) shall not be less than the thickness required by rule 7 or 8 and the thickness of the wall between the piers shall be not less than 200mm.

11. Cavity walls. This rule shall apply to any wall constructed as a cavity wall of two leaves; each leaf shall be constructed of bricks or blocks to comply with rule 4 and be properly bonded and solidly put together with mortar. The leaves shall be securely tied together with ties complying with BS 1243: 1964 or with other not less suitable ties, the ties being placed at distances apart not exceeding 900mm horizontally and 450mm vertically, and in addition, there shall be provided, as near as practicable to any opening, a tie to every 300mm of height if the leaves are not connected by a bonded jamb.

The cavity shall be not less than 50mm nor more than 75mm in width at any level. The leaves shall each be not less than 100mm in thickness at any level. The overall thickness of the wall shall be not less than—the thickness required to comply with sub rules and of this rule; or the thickness which would be required for a solid wall by rule 7 or 8 increased by the width of the cavity, whichever is the greater. Nothing in sub-rule or of this rule prohibits the construction of a wall as a cavity wall with an inner leaf of not less than 75mm in thickness if—the wall forms part of a private dwelling-house having one storey; and the inner leaf has a length not exceeding 8m, and a height not exceeding 3m or (if the wall is a gable wall) 5m; and all courses are put together with mortar which is not weaker than cement lime mortar composed of Portland cement (either ordinary, rapid-hardening or blast finace), calcium lime (either non-hydraulic or semi-hydraulic) and fine aggregate, in the proportion, measured by the volume of the materials when dry, of one part of cement, two parts of lime and not more than nine parts of fine aggregate; and there are not less than twice the number of wall ties required by the provisions of sub-rule (2) of this rule; and the roof load is supported partly by the outer leaf.

External walls of certain small buildings and annexes An external wall which is constructed of bricks or blocks and which forms part of—a building with one storey other than a house, where the width of the building, measured in the direction of the span of the roof, does not exceed 9m and the height of its walls does not exceed 3m; or an annexed (which expression includes a verandah, loggia, garage, greenhouse, tool shed, fuel store, watercloset, lavatory, wash-house or other outbuilding) where the annexed does not exceed 3m in height and is attached to a house, whether or not it opens directly into the house may be not less than 100mm in thickness. Subrule shall apply where the wall is bonded at each end intermediately with piers or buttressing walls which are not less than 200mm square in horizontal section, including the thickness of the wall, or such greater size as may be necessary to give stability, and are so place that the-wall is divided into distinct lengths, each length not exceeding 3m (unless it is a wall of less than 2.5m in height and length); and—the wall is solidly put together with mortar which is not weaker than cement lime mortar composed of Portland, cement (either ordinary, rapid-hardening or blast furnace), calcium lime (either non-hydraulic or semi-hydraulic) and fine aggregate, in the proportion, measured by the volume of the materials when dry, of one part of

cement, one part of lime and not more than six parts of fine aggregate; and the wall is not subjected to any load other than the distributed load of the roof of the building or annexed of which it forms part, and is not subjected to any lateral thrust from such roof.

Bays and gables over bay windows Rules 7 and 8 shall not apply to any part of an external wall which is—constructed as a bay for a bay window or as a gable over a bay window; above the level of the sill of the lowest window opening in such bay; or put together with mortar of the type specified in rule 'U(6)(c).

Openings and Recesses

The thickness of any parapet to an external wall shall be not less than 200mm or the thickness of the wall on which it is carried (whichever is the less) and its height shall not exceed six times its thickness. Adequate means of supporting the superstructure shall be provided over every opening and recess. The number, size or position of openings or recesses in a wall shall not be such as to impair the stability of the wall or any part of the wall. No vertical chase shall be formed in any wall to a greater depth than one third of the thickness of the wall or, if the wall is a cavity wall, of that leaf of the wall in which the chase is formed. No horizontal chase shall be formed in any wall to a greater depth than one sixth of the thickness of the wall or, if the wall is a cavity wall, of that leaf of the wall in which the chase is formed. The number, size or position of chases in a wall shall not be such as to impair the stability of the wall or any part of the wall. Overhanging not to impair stability
The extent to which any part of a wall overhangs a part below it shall not be such as to impair the stability of the wall or any part of the wall.

SCHEDULE 7 - PART II

Rules of Measurement of Building Regulations

General

Any distance from any point on the boundary of land in different occupation shall be measured horizontally. A rise, slope or fall away shall be taken to be one unit measured vertically in a given number of such units measured horizontally.

Thickness

1. The thickness of timber shall be taken to be the actual thickness.
2. The thickness of any plaster shall be taken to be the least thickness of the plaster.
3. The thickness of a wall (or a leaf of a cavity wall) shall be taken to be the actual thickness exclusive of any applied surface finish.

Internal Vertical Measurements

- For the purpose of making vertical measurement—
- a reference to a floor shall be taken to mean the upper finishes surface of the floor;
- a reference to a ceiling shall be taken to refer to the underside of finished surface of the floor or ceiling, except that where there is no ceiling or where a beam or rafter (other than a beam or rafter which throughout its length in the room is an integral part of one of the walls or partitions enclosing the room) projects below the ceiling, the reference shall be taken to refer to the underside of the finished surface of the lowest beam or rafter; and
- the height of any part of a chimney or flue-pipe above an appliance shall be measured vertically from the highest part of the junction of the appliance with the chimney or flue pipe.

Internal Horizontal Measurements

All horizontal internal measurements in a room shall be measured from the inner finished surfaces of the walls of partitions forming the room.

Area of a Room

The area of a room shall be taken to be the total area of the floor of the room; provided that for the purposes of rule 3 of this Schedule where there is within a habitable room or kitchen a stairway or part of a stairway, the area of any space occupied by any part of the stairway in any horizontal plane within that room shall be excluded from the area of the room. The area of a habitable room shall include the area of any built-in storage in that room, provided—there is a clear space of at least 0.6m measured vertically between the upper finished surface of the built-in storage and the ceiling; and the area of built-in storage does not exceed one tenth of the total area of the room.

The area of a kitchen shall include the area of any built-in storage or other fixture in that room provided—the upper finished surface of the storage or other fixture is at a height of not more than 2.9m above the floor; and the area of built-in storage or other fixture does not exceed one half of the total area of the kitchen. Any part of the floor area of any room where the height of the room is less than 2m shall be considered not to form part of the room.

Area of a Storey

The area of a storey shall be taken to be the area measured inside the inner finished surfaces of the enclosing walls or where there are no enclosing walls the outermost edges of the floor, and shall include all internal and partition walls, provided that covered balconies or verandahs to any storey shall be taken to be within the enclosing walls of that storey.

Area of a Building

The floor area of a building shall be taken to be the sum of the areas of the storeys comprising that building.

Area of Opening

The area of any opening for ventilation or the entry of natural light shall be measured inside the frame and shall exclude any sash, bar, or other obstruction to the entry of light.

Height of a Room

Where the ceiling over the whole part of the area of a room is equal level, the height over that area shall be taken to be the vertical measurement from floor of that area to the ceiling. Where the ceiling over the whole or part of the area of a room slopes,

the height over that area shall be taken to be the vertical measurement from the floor to the highest part of the ceiling over that area, less one half the vertical measurement between the highest and lowest parts of the sloping ceiling over that area.

For the purpose of these Regulations where the height of part of a room exceeds the minimum permissible average height by more than 0.6m, it shall be considered to be the minimum permissible average height plus 0.6m.

Stairways

To measure stairways the following interpretations shall apply—"going" means the horizontal distance between the nosings of two consecutive treads; "pitch" means the angle between the pitch line and horizontal line; "pitch line" means a line tangential to the nosings of the treads; "rise" means the vertical distance between the tops of two consecutive treads: "tread width" means the horizontal distance between the front of the tread and the front face of the riser, if there is no riser at the back of the tread. Where a stairway or part of a stairway has tapering treads and the going and the tread stairway are narrow the following interpretations shall apply—"width" means unobstructed width without any account of obstructing handrails; "height" means any wall, railing or balustrade of the stairway measured vertically above the pitch line.

Refer to pdf file for table

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